

Kate A. McConnell, AICP

Planner - Land Use Review

Loudoun County Department of Planning

1 Harrison Street, S.E., 3rd Floor, MSC #62

P.O. Box 7000

Leesburg, Virginia 20177-7000

RE: SPEX-2012-0036, BRAMBLETON COMMUNITY PARK

Dear Ms. McConnell,

We have reviewed the following comments distributed by you on November 1st and offer the following in response.

Community Planning- Pat Giglio, October 26, 2012

Staff finds that the proposed lighting has the potential to degrade the nighttime environment and will spill over onto adjoining residential properties. Staff recommends that the Applicant consider relocating the poles and light fixtures or adding additional poles and fixtures that allow the light to be more directed toward the fields to further limit light spillover onto the adjoining residential properties and reduce foot candle levels at the property line. Additionally, the applicant should provide details on the height of the proposed light poles and the size of the light arrays so that staff can better evaluate the application.

Response:

The zoning ordinance is clear that the allowable Foot Candle for County Owned properties used for competition is 10FC. The proposed Foot Candles at the property line actually meet .25 FC for the over 90% of the perimeter of the site. There is approximately 18500 LF of site perimeter boundary and there is approximately 1700 LF (9%) of perimeter boundary in which the Foot Candle is between .25 and 4.13 FC.

Charts including details of the pole heights and arrays have been added to Sheet 3 of the plan set.

Staff further recommends that the Applicant meet with the affected property owners to the east and south to discuss the proposed lighting as well as other aspects of the proposal, if this has not been done already. Staff also requests more specific information demonstrating that the proposed lighting is the minimum necessary to illuminate the proposed athletic fields and has been specifically chosen or designed to reduce off-site glare and spill over.

Response:

The applicant is holding a community outreach meeting to discuss the project at 7:00 p.m., Thursday, December 6, 2012, at the National Recreation & Park Association, 22377 Belmont Ridge Road, Ashburn, VA.

Staff also recommends commitments that specify the type of lighting that will be provided (e.g., maximum height of poles, intensity of lighting, a design that reduces spillover, etc.) and that the outdoor lighting will be turned off by a certain time at night.

Response:

The numbers of poles necessary to light the fields have been shown on the current plan. The intensity and design is based on MUSCO Green Generation sport field lighting. MUSCO is the sport field lighting leader in energy efficiency, dark sky compliance- producing 50% Energy savings over previous technologies as well as 50% less spill and glare over previous technologies.

Athletic field lighting shall be used only to light activities occurring on the field. Athletic field lighting shall be extinguished within 15 minutes of the end of any organized sporting event. All other lighting may remain illuminated following the completion of any such athletic event to 10:00 PM except for occasional tournaments when lights must be extinguished no later than 11:00 PM, except that security lighting may remain illuminated during overnight hours.

Fire and Rescue- Maria Figueroa Taylor, Fire-Rescue Planner, October 23

No comments

PRCS- Mark A. Novak, Chief Park Planner, October 19th

No comments

Office of Transportation Services, Aaron Zimmerman, October 25th

1. *Installation of the proposed field lighting would have minimal, if any, impact on the surrounding public roadway network during the peak commuter periods.*

Response:

Comment acknowledged

2. *Per Appendix 1 of the 2010 CTP, the ultimate ROW width for the northern leg of Belmont Ridge Road is to be 150 feet. However, the Applicant's plat shows that only 120 feet of ROW has been provided. OTS is open for discussion with the Applicant regarding the status/form of additional ROW necessary for consistency with the CTP.*

Response:

This application proposes no additional dedication of Route 659. The current ROW is based on proffers from the rezoning effort and is currently the required 120'.

3. *The Applicant should clarify why shared use paths are not currently in place along the site's Belmont Ridge Road (north leg) and Northstar Boulevard (south leg) frontages, as called for in Appendix 1 of the 2010 CTP for planned six-lane roads. Additionally, shared use paths are depicted on Sheet 6 of the Brambleton Concept Development Plan (Attachment 2) and proffered with the approved ZMAP 1993-0005 (Proffer V.B.5). Bicycle and pedestrian facilities are critical in the vicinity of the site in order to provide linkages between the park uses and nearby residential subdivisions.*

Response:

The current shared use path (north/south trail alignment) adjacent to Belmont Ridge Road was discussed with the review of the approve site plan for the Park (STPL 2010-0022). This alignment connects the northern edge of the site to the southern edge of the site on the eastern side of Belmont Ridge Road. The current site conditions, including limited right-of-way, preclude reasonable construction of a trail on the west side of the ROW.

Zoning Administration, Brian Fish, Planner, Zoning Administration, October 22, 2012

II. CONFORMANCE WITH ZONING ORDINANCE REGULATIONS

1. Section 5-1508(F), Development Standards – Moderately Steep Slopes. Pursuant to Section 5-1508(F) of the Zoning Ordinance, no zoning permit shall be issued for any use, structure, or activity on any parcel of land which contains within its boundaries moderately steep slopes unless the standards of Section 5-1508(F) have been met. These standards include obtaining a locational clearance from the Department of Building and Development, obtaining a grading permit for all land disturbing activities on all slopes, and incorporation of storm water management Best Management Practices and erosion and sediment control practices.

Response:

Loudoun County Site Plan STPL 2010-0022 is conditionally approved and the required Grading Permit will be submitted prior to any land disturbing activities.

2. Section 6-701, Site Plan. Staff notes that provided this application is approved by the County, a site plan must be applied for and approved for this use pursuant to Section 6-701.

Response:

It is understood that a SPAM to Loudoun County Site Plan STPL 2010-0022 will be required prior to the lighting installation and permitting.

III. SPECIAL EXCEPTION PLAT ISSUES

1. Sheets 2 and 3 show three buildings labeled as "Proposed Building A", "Proposed Building B", and "Proposed Building C". These buildings are not being proposed with this application, and should be removed from the plans.

Response:

The 'proposed' notation for the buildings has been removed.

2. Height information for the proposed lighting stanchions needs to be added to the plans.

Response:

The details for the poles and arrays have been added to Sheet 3.

IV. ISSUES FOR CONSIDERATION

(E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood and adjacent parcels. Staff recommends that the Conditions of Approval include hours during which lighting is to be permitted in order to address this issue.

Response:

Athletic field lighting shall be used only to light activities occurring on the field. Athletic field lighting shall be extinguished within 15 minutes of the end of any organized sporting event. All other lighting may remain illuminated following the completion of any such athletic event to 10:00 PM except for occasional tournaments when lights must be extinguished no later than 11:00 PM, except that security lighting may remain illuminated during overnight hours.

(F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses. The photometric plan shows that the proposed lighting will be in conformance with the standards of Section 5-1704 of the Zoning Ordinance at all boundaries with adjacent properties. As a condition of approval, the Board of Supervisors could require additional buffering to help mitigate any potential impacts of the proposed lighting on adjacent parcels.

The zoning ordinance is clear that the allowable Foot Candle for County Owned properties used for competition is 10FC. The proposed Foot Candles at the property line actually meet .25 FC for the over 90% of the perimeter of the site. There is approximately 18500 LF of site perimeter boundary and there is approximately 1700 LF (9%) of perimeter boundary in which the Foot Candle is between .25 and 4.13 FC.

Additionally, the applicant is holding a community outreach meeting to discuss the project at 7:00 p.m., Thursday, December 6, 2012, at the National Recreation & Park Association, 22377 Belmont Ridge Road, Ashburn, VA.

Loudoun County Health Department- Joe Lock , November 8th 2012

The properties listed to not have an approved means of sewage disposal or hand washing facilities. Pump and haul permits were approved by the Board of Supervisors in the past, however, if sewer and water facilities are within 300' of the properties, they must connect as required by the Board approval.

Response:

The park currently has public water proposed for all restrooms and will have, code required, hand washing facilities. The east park property (the county owned parcel) is proposed to connect to the existing, on-site, sewer.

The western (leased) parcel is not within 300' of any existing sewer and will continue to be a Pump and Haul scenario, as approved by the Board of Supervisors. This permit for construction will be applied for as the construction of the final elements of the park commence.

Please let me know if you have any questions or need clarification with any of the resubmission items as we can sit down and review with you and your team at your convenience. Thank you again for your assistance with this application. We look forward to the continued review of this application.

Respectfully Submitted,
Patton Harris Rust & Associates
A Professional Corporation

A handwritten signature in black ink, appearing to read "Mark Thomas".

Mark Thomas, CLA
Director of Planning and Landscape Architecture

CC: *Mark Hoffman, DCSW*
Mark Novak, PRCS